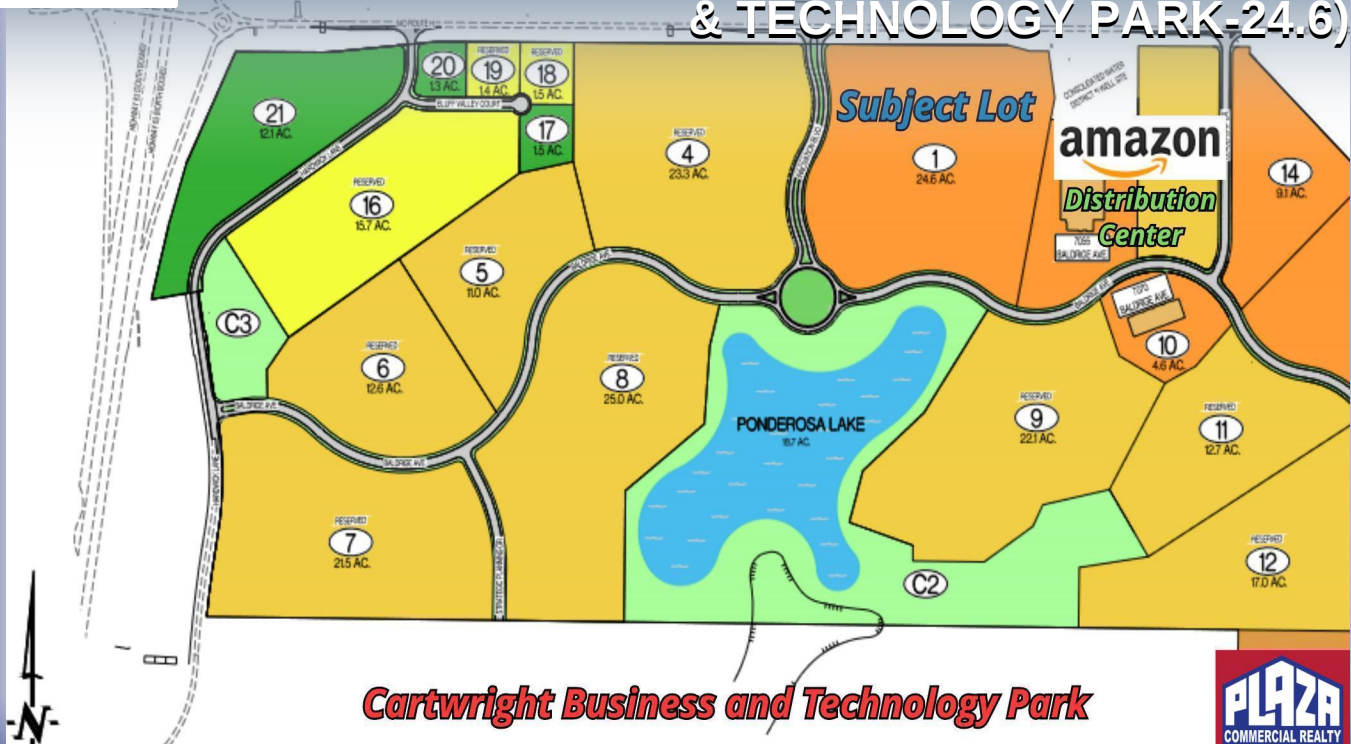


**BALDRIGE AVE.  
(CARTWRIGHT BUSINESS  
& TECHNOLOGY PARK-24.6)**



**ADDRESS**

Baldrige Ave.  
(Cartwright Business  
& Technology Park-24.6)  
Ashland, MO

**PROPERTY TYPE**

Land

**SALE PRICE**

\$2,460,000

**LAND**

24.60 acres

**ZONING**

API

**DETAILS**

- Located in Cartwright Business & Technology Park, a new development adjacent to Columbia Regional Airport at the Highway 63 & Route H intersection
- Cartwright Park is a planned, mixed-use development with infrastructure and utility capacity to support a variety of large scale occupancies
- Park contains over 400 acres, 20 acre lake, and walking trails for use by occupants
- A variety of lots are available that can accommodate office, retail, or industrial uses
- Subject lot is a 24.6 acre office/industrial parcel that fronts Route H, adjacent to the Amazon fulfillment center
- Great views of the park lake with access on multiple sides of the lot
- Additional office/industrial lots available, various sizes at \$100,000 per acre
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and recently opened a new, expanded terminal
- Subject to park covenants, and owner/landlord approval of use and development plans
- Owner/developer is willing to sell lots, or do build-to-suit as needed

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